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# Greening up the heart of London

**Project Profile:** 1-3 Bishopsgate,  
City of London (Cat A fit-out)

**Client:** Liverpool Victoria Asset  
Management (LVAM)

**Design & Build Contractor:** Skansen

**Designer:** Pringle Brandon

**Ska Accredited Assessor:** James Pack

**Ska Rating:** Gold

- 99 per cent of waste diverted from landfill
- 31% reduction in energy costs
- Carbon emissions reduced by 381 tonnes

## Project background

1-3 Bishopsgate is a prestigious Grade II listed building in the heart of London's financial district, between Liverpool Street and the Thames. Liverpool Victoria Asset Management (LVAM) – the asset management arm of Liverpool Victoria Friendly Society – took vacant possession of the 45,000sq.ft. building (comprising 20,000sq.ft. offices and 15,000sq.ft. retail) in January 2010 with a proposal to refurbish the building to Grade A standard. Keen to ensure the best environmental outcome from the refurbishment and help future tenants minimise energy costs, LVAM commissioned fit-out contractor Skansen to conduct a Cat A refurbishment with the aim of delivering the project to a Gold standard under RICS' Ska Rating.

## Effective efficiency

Requiring complete installation of new core services, LVAM wanted to deliver a green project from the outset of the project in order to highlight their commitment to corporate social responsibility and ensure energy efficiency throughout the life cycle of the building. During the scoping process, the project team identified that 71 of the 99 Ska Rating environmental good practice measures were relevant to the project and achieving 90 per cent of these measures would secure a Gold Ska Rating.

## Going for Gold

Waste reduction was a priority for the project, and by targeting Ska Rating reduction measures, Skansen diverted 99 per cent of all waste from landfill – including nearly 30 tonnes of furniture alone. Not only was this a key way to reduce waste disposal costs, it exceeded the Ska Rating good practice measure of diverting at least 80 per cent of site waste from landfill.

Similarly, the project team targeted reductions in water consumption, introducing low-flow systems, leakage detection and water shut off and management systems to reduce water flow, reduce waste and improve efficiency.

Energy efficient lamps, lighting, heat pumps and boilers were all specified and installed, as were individual HVAC controls to allow occupants to control their environments within the office. Crucially, LVAM's investment in energy efficient technology as specified by DECC's Energy Technology List (ETL) allowed it to reduce first year capital expenditure against tax and benefit from Enhanced Capital Allowances.

This effort to improve energy efficiency would enable LVAM to realise a 31 per cent energy saving, reducing costs by more than £43,000 a year and reducing carbon emissions by 381 tonnes. Benefits of this type are now considered a significant boost to the value of office space with CoreNet Global and Jones Lang LaSalle reporting in their 2011 study – Perspectives on Sustainability – that 92 per cent of occupiers consider sustainability criteria when choosing business real estate with half willing to pay more for green office space.

Howard Meaney, Head of Property Investment at LVAM said: "Following the Ska Rating methodology was extremely simple and has given us a framework through which we could

clearly understand how our decisions could bring about the best environmental performance for our project. This process has also demonstrated to us that there is an exceptional business case for applying the Ska Rating guidance to our future fit out and refurbishment projects."

## About the Ska Rating

Ska Rating helps organisations achieve more sustainable fit-outs. Anybody interested in fitting out an office building in a more environmentally sustainable way can use the method to:

- Carry out a free, informal self assessment of the environmental performance of their fit-out
- Commission a quality assured assessment and certificate from an RICS accredited Ska assessor
- Obtain clear guidance on good practice in fit-out and how to implement it
- Benchmark the performance of fit outs against each other and the rest of the industry.



# Ska

## rating



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